



City of Duluth
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-730-5904 • www.duluthmn.gov

An Equal Opportunity Employer

MEMORANDUM

DATE: April 1, 2014
TO: Planning Commissioners
FROM: Steven Robertson, Senior Planner
SUBJECT: PL 14-014, Sale of Park Land to Jerold and Linda Forsberg

The City of Duluth has been approached by Mr. and Mrs. Forsberg who wish to purchase some park property that is adjacent to their home at 2132 West 13th Street. Before the City Council considers the request, the Parks and Recreation Commission reviews the request and makes a recommendation based upon the needs of the parks and trail system, and the Planning Commission makes a recommendation based upon "conformity to the City's comprehensive plan."

The parcels are both zoned R-1. The Future Land Use is primarily Recreation, with some Preservation.

At the January 8, 2014, Parks Commission meeting, the request was approved. However, while the Parks Commission has no concern with selling parcel 010-2100-04180, parcel 010-2100-04200 has a trail located on the southern quarter, and did not want to sell the entire parcel.

Planning Staff believe there is no conflict with selling parcel 010-2100-04180. However, 010-2100-04200 should either be maintained by the City, or sold with the condition that a street or trail easement be maintained on the rear quarter of the parcel.

This motion requires a written resolution to be approved by a three-fourths vote of the Planning Commission.

IV. A

PLANNING COMMISSION RESOLUTION
(PL 14-014; Request to Purchase Park Land)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DULUTH
PURSUANT TO LAWS OF MINNESOTA 1955, CHAPTER 82, SECTIONS 1 AND 2,
RECOMMENDING SALE OF PARK LAND TO JEROLD AND LINDA FORSBERG.

WHEREAS, an application was submitted by Jerold and Linda Forsberg requesting authorization to purchase park land adjacent to their residence located at 2132 West 13th Street and owned by the City of Duluth, St. Louis County Parcel ID Nos. 010-2110-04180 and 010-2110-04200 ("the parcels"), depicted on the planning map attached hereto as **Exhibit A**; and

WHEREAS, city staff have determined that the parcels are surplus to the city's needs; and

WHEREAS, at a duly noticed January 8, 2014 public meeting of the Duluth Parks Commission, the Parks Commission recommended sale of the parcels as surplus to the city's park needs, but expressed a desire to retain the lower half of Parcel No. 010-2110-04200 to preserve a trail located on the property; and

WHEREAS, the Planning Commission held duly noticed public hearings on application PL 14-014 on March 11 and April 8, 2014, at which all those wishing to be heard were allowed to speak or present written comments or other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, both oral and written, the Comprehensive Plan and zoning of the subject properties, and the testimony, comments, and other materials presented at the public hearings; and

WHEREAS, the Planning Commission finds that the parcels are surplus to the city's needs and that sale of the parcels is not inconsistent with the city's Comprehensive Plan, subject to the condition that appropriate city staff obtain an easement preserving city trail needs on Parcel No. 010-2110-04200.

NOW THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to Laws of Minnesota 1955, Chapter 82, Sections 1 and 2, the Planning Commission of the City of Duluth recommends the sale of St. Louis County Parcel ID Nos. 010-2110-04180 and 010-2110-04200 to Jerold and Linda Forsberg subject to the condition that either (a) the lower half of Parcel No. 010-2110-04200 be retained by the city; or (b) appropriate city staff obtain an easement satisfying and preserving any current or future trail needs.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the
City of Duluth on the 8th day of April, 2014, by the following vote:

AYES: ()

NAYS: ()

ABSTAIN: ()

ABSENT: ()

APPROVED:

PRESIDENT

ATTEST:

SECRETARY



Legend

Zoning Boundaries
Zoning Boundaries
Future Land Use

- Preservation
- Recreation
- Rural Residential
- Low-density Neighborhood
- Traditional Neighborhood
- Urban Residential
- Neighborhood Commercial
- Neighborhood Mixed Use
- General Mixed Use
- Central Business Secondary
- Central Business Primary
- Auto Oriented Commercial
- Large-scale Commercial
- Business Park
- Tourism/Entertainment District
- Medical District
- Institutional
- Commercial Waterfront
- Industrial Waterfront
- Light Industrial
- General Industrial
- Transportation and Utilities

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

Request to Purchase These Two Lots

Recreation

R-1

Preservation

Traditional Neighborhood

Aerial photography from 2011

Prepared by: City of Duluth Planning Division, February 14, 2013. Source: City of Duluth.